



Las Vegas GROWTH WATCH

PLANNING LAS VEGAS AS A WORLD-CLASS CITY

Joint City Council / Planning Commission Workshop

March 23, 2009 was an exciting day for the Planning & Development Department as it hosted the joint workshop of the City Council and Planning Commission. The workshop focused on implementation strategies for establishing sustainability via the city's many plans.

The workshop was facilitated by Mark Pisano, a Senior Fellow at USC. Mr. Pisano has 31 years of experience heading the Southern California Association of Governments (SCAG). In his opening remarks Mr. Pisano identified three major international trends since 2008: economic restructuring; CO₂ effects; and changing demographics resulting in a fundamental shift in American land use planning.

Tom Perrigo, AICP, provided an overview summary of the 2007 joint workshop and the progress the city has made in its sustainability initiatives. A look at recent property value trends was included in his presentation. The emphasis was on the importance of creating neighborhoods of lasting value.

The next phase of the workshop was the viewing of the video presentation that Chris Leinberger made at the 2008 Urban



Planning & Development hosted the joint City Council and Planning Commission workshop at the Historic Fifth Street School.

Land Institute Conference in Denver. Mr. Leinberger has quantified the value of the built environment in the economy. Adding more and varied development to create or enhance walkable urban communities increases value for residents and businesses, both near- and long-term.

Following the video, Flinn Fagg, AICP, presented a session on how Great Streets and Neighborhoods are developed. He provided personal examples on why staff chose to live where they do in the valley.

Walkscore.com was cited as the Web site where access to stores, schools, parks, restaurants and other services of daily life can be had on foot rather than necessitating an automobile trip. Mr. Fagg outlined two categories of plans that will be created throughout the city – walkable communities and corridor plans. Ensuring that the city of Las Vegas is positioned to accommodate the living choices of a changing society is the goal of the Planning & Development Department. [GW](#)

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Masterplan Update

The Nevada Revised Statutes require the preparation and adoption of a comprehensive, long-term general plan for the physical development of the city. The Planning & Development Department has been preparing these documents known as master plans for decades; the most recent plan is called the Las Vegas 2020 Master Plan, which was adopted September 6, 2000. The Las Vegas 2020 Master Plan is intended to provide direction for elected officials in all aspects of planning to 2020 through a series of adopted goals, objectives and policies. In addition, it is also intended to

provide a reference for the development community and the general public.

For counties having a population of 400,000 or greater like Clark County, state law requires the master plan for each government to address 18 different subject areas ranging from land use to school facilities. Since adoption of the 2020 Master Plan in 2000, the Department has endeavored to complete these requirements as separate plan components, or elements. With the expected adoption of the update to the Land Use and Rural Neighborhoods Preservation Element later this year, the city will have fully complied with NRS requirements.

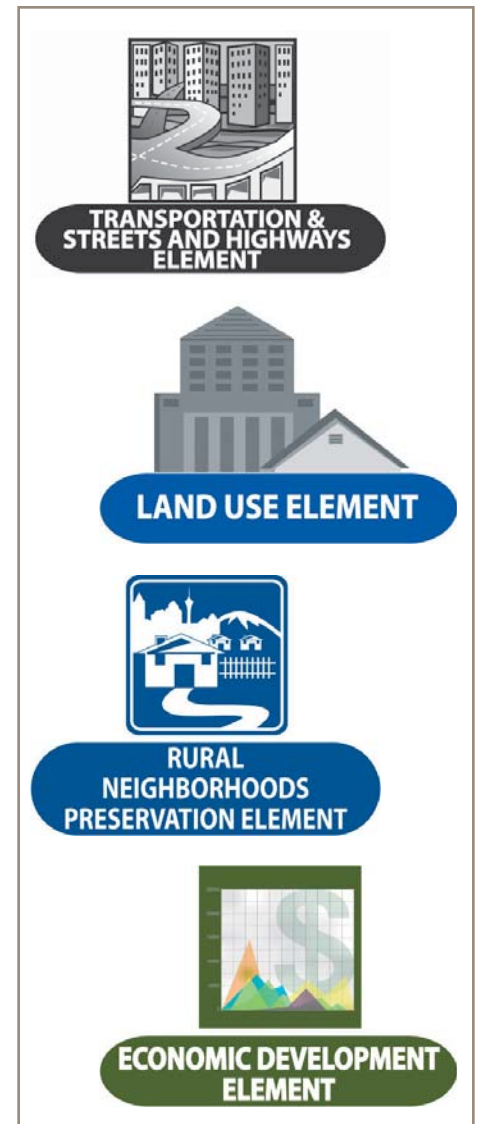
Last year, six elements were either adopted or updated from previous plans. In 2009, the Transportation and Streets and Highways Element, the Land Use

and Rural Neighborhoods Preservation Element, the Economic Element, the Population Element and the Housing Element are all scheduled to be adopted. The department has a five year plan to update the remaining elements as well as the overall policy document.

The chart below contains a schedule for maintenance of the 18 master plan subject areas and the policy document. Some of the subject areas having similar goals have been combined into single documents. Through these updates, the city will remain in compliance with applicable state laws and will be equipped to make policy decisions that address both current and future issues. *CW*

Master Plan Elements Work Plan

| Name (NRS 278.160) | Date of adoption or last update | Expected completion date |
|---|---------------------------------|--------------------------|
| Land Use Plan | 2005 | 2009 |
| Rural Neighborhoods Preservation Plan | NA | 2009 |
| Economic Plan | 1992 | 2009 |
| Population Plan | 2003 | 2009 |
| Housing Plan | 2001 | 2009 |
| Policy Document | 2000 | 2011 |
| Safety Plan | 2001 | 2010 |
| Seismic Safety Plan | 2001 | 2010 |
| Conservation Plan | 2005 | 2011 |
| Solid Waste Disposal Plan | 2005 | 2011 |
| Transportation Plan | 2009 | 2014 |
| Streets and Highways Plan | 2009 | 2014 |
| Recreation Plan | 2008 | 2011 |
| •Transportation Trails Element | 2005 | 2011 |
| •Recreation Trails Element | 2005 | 2011 |
| Historical Properties Preservation Plan | 2007 | 2012 |
| Community Design | 2008 | 2013 |
| Public Buildings | 2008 | 2013 |
| Public Services and Facilities | 2008 | 2013 |
| School Facilities Plan | 2008 | 2013 |
| Transit Plan | 2008 | 2013 |



Logos of the Master Plan elements currently in progress.



P&D Greenhouse Gas Emissions Reduction

The Planning & Development

Department adopted the city's first Sustainable Action Plan in July 2006. The plan put forth by the department's CELEBRATE committee called for a 10 percent reduction in greenhouse gas emissions from departmental operations in three key areas: electricity, paper and vehicle fuels. To evaluate the success of the P&D Action Plan, employees analyzed the Development Services Center utility bills, the fuels reports for the Planning & Development Department, and the Corporate Express paper purchases for the department.

Electricity

The Planning & Development Department shares its current building, the DSC, with two city departments – Public Works and Building & Safety. The DSC is serviced by 13 electric meters. Since the meters are not assigned to a specific department, there is no reliable method to determine which meters primarily service Planning & Development as opposed to the other departments, so the DSC as a whole was used as the measure.

In 2006, the DSC consumed 1,038,802 kWh of electricity from the 13 meters. Since the implementation of the P&D Action plan, employees have turned off lights, computers, personal electronics and made more efficient use of electricity; the department has reduced consumption by 17 percent or 174,069 kWh of electricity over 2006, **saving 125 metric tons of CO₂ equivalent**. During the same period, the DSC has **saved the city \$14,700 in electricity bills**, as the rates for electricity continue to increase in Nevada.

Fuels

Planning & Development uses ethanol (blended E-10) and compressed natural gas (CNG) as the primary fuels for city vehicles. During 2006, staff consumed 2,713 gallons of both fuels. Since the implementation of the P&D Action Plan, which called for carpooling and fuel conservation, the department has reduced its total fuel consumption by **20 percent or 543 gallons of fuel, or approximately 4.8 metric tons of CO₂ equivalent**. As with electricity, the price of fuels continues to rise, and the Planning & Development Department is paying \$2,000 more per year than 2006, and consuming **20 percent less fuel**.

Paper

Since 2006, the Planning & Development Department purchased **50 percent post-consumer recycled paper** for

everyday office use – and has increased the consumption of recycled paper by **87 percent**. Making the conversion to **50 percent recycled paper** has significant impacts on the environment: **preventing almost 5,000 lbs. of CO₂ equivalent, reducing 20,443 gallons of wastewater, and reducing solid waste by more than 2,000 lbs.**

The Planning & Development Department has successfully surpassed their **10 percent reduction target** over 2006. The department was able to conserve electricity, lowering the overall consumption; reduce trips, vehicle miles traveled (VMT), and overall fuel consumption. While the department saw an increase in paper consumption since 2006, making the switch to **50 percent post-consumer content** helped the department to lower emissions even though more paper was consumed. *G_W*

P&D Comparison (2006 - 2008)

| | 2006 Target (lbs. in CO ₂) | 2008 Reduction (lbs. of CO ₂) |
|-------------|--|--|
| Electricity | 123,458 | 275,577 |
| Fuels | 15,432 | 10,582 |
| Paper | 11,646 | 5,000 |
| Total | 150,536 lbs. of CO ₂ equivalent | 291,159 lbs. of CO ₂ equivalent |

CELEBRATE Team Finalist for Nevada Taxpayers Association Award

The city's CELEBRATE Committee was one of three finalists for a Cashman Good Government Award, which is given annually by the Nevada Taxpayers Association. The award was presented Wednesday, February 25, in Carson City. Other finalists include P. Christine Wood, health program specialist with the state

of Nevada Health Division, and the UNLV Facilities Management Business and Finance Unit.

Applicants are evaluated on:

- The strong, continuing, and consistent effort to spend taxpayers' dollars wisely and efficiently;
- Acts which are above and beyond normal job duties;

- The effective, open and accountable practice of creating a "user-friendly" government; and
- The degree to which the achievement has provided tangible results.

Congratulations to the CELEBRATE team for this outstanding recognition. *G_W*



Countdown to Census 2010 Begins

The 2010 Census is almost here. Believe it or not, we are only about one year away from Census Day, April 1, 2010. While that seems like it is quite a way off, preparations have already begun. The government entities within Clark County have already begun the early activities that will get the area ready for the enumeration process. Residential addresses have been verified and new ones added. As of July 1st, 2008, there were nearly 800,000 residential addresses in Clark County, with more than 235,000 of those in the city of Las Vegas. The boundaries of the various entities have been adjusted to reflect any changes that may have occurred since the last Census. The city has grown by more than 23

square miles since 2000. Additionally, the census tracts have been redrawn. The population increase since Census 2000 has caused many to be out of compliance with Census Bureau regulations. In 2000, the number of census tracts in the city more than doubled from 1990. For 2010 the number of census tracts will increase by about 40 percent over the 2000 total.

The U.S. Census Bureau has been active in the Las Vegas area. The first Census operations field office has been set up and had its grand opening celebration on January 27, 2009. The Las Vegas Census Bureau staff has been busy preparing the area for the enumeration process. Staff has been attempting to identify areas that possess attributes that have historically yielded residents who have been hard to enumerate in the past. They've also begun identifying areas that will be difficult to "canvass" such as rural areas or gated communities where access may be limited. Perhaps the most important task currently undertaken is that of preparing to hire the thousands of workers necessary to perform the canvassing, follow up for non-response and mountain of data entry resulting from the Census.

Nevada tied for the most improved state in the country for Census 2000 in terms of increasing its response rate over the previous Census in 1990. Perhaps the most significant reason for the increase was the efforts of the Complete Count Committee (CCC). The CCC performed the "outreach" portion of the Census making people aware of the importance of a good count to Southern Nevada residents. For the 2010 Census the outreach effort will be conducted jointly by the local government entities and Strategic Solutions, a Las Vegas company with extensive experience in campaigns similar to the Census effort on contract to the Southern Nevada Regional Planning Coalition. [GW](#)



Census 2010 numbers will aid in future development by redefining census tracts, a very important tool in determining distribution of the population within each of the city's six wards.

Geographers Visit Las Vegas

The Association of American Geographers is more than 100 years old and having 10,000 members, held its annual conference in Las Vegas March 22-27, 2009. More than 7,000 geographers, GIS specialists and environmental scientists from around the world convened to share the latest research and applications in sustainability and GIS science.

Planning & Development staff conducted two of the 16 field trips. One tour on Sustainability, visited the Molasky

Corporate Center, Las Vegas Springs Preserve and Lied Animal Shelter. The second tour focused on planning specifically. A bus tour of approximately 50 viewed the John S. Park and Scotch 80s Neighborhoods, the Arts and Medical Districts, the Old Westside, the Cultural Corridor, Union Park and Fremont East.

Our many guests were also very impressed by the Historic Las Vegas High and Fifth Street Schools.

GIS Analyst II Mark House gave a pre-



Mark House explains the value of a broad graphical knowledge base to conference attendees.

sentation on mapping and techniques in the Development Services Center large conference room at the end of the tour.

[GW](#)



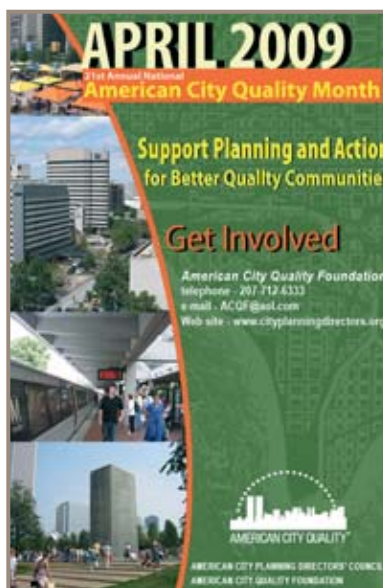
City Council Proclaims April American City Quality Month

The American City Quality Foundation (ACQF) was founded in 1995 by city planning directors and colleagues. The foundation's purpose is to raise public awareness about the importance of public planning decisions in improving cities. Promoting better city planning design, management and actions leads to improving our nation's cities.

The City Council's action to recognize American City Quality Month provides an opportunity to recognize and thank the city of Las Vegas Planning Commission members publicly for their commitment to public service. This year four members of the commission were able to attend the ceremony. The Mayor was effusive in his

praise of the hard work done by the Commission in thoroughly vetting development projects and plans and making informed recommendations to the City Council.

The American City Planning Director's Council serves as the advisory board to the foundation. City of Las Vegas Planning & Development Director Margo Wheeler is a member of this Director's Council. *GW*



Earth Hour Observed

MARCH 28, 8:30-9:30 P.M.



The neon icons of Las Vegas Boulevard go dark, as seen in photo of the Sahara Hotel.

Nearly 4,000 cities in 88 countries observed Earth Hour 2009. Begun in Australia in 2007, there are now 10 U.S. flagship cities including the city of Las Vegas. UN Secretary Ban Kimoon called Earth Hour "a way for citizens of the world to send a clear message: They want action on climate change."

Here in Las Vegas, the Las Vegas Springs Preserve was packed. Reservations were not accepted, so even arriving an hour early there was no place to park in order to enjoy dinner at Wolfgang Puck's and join the viewing party from the patio having a great view of the Strip. Undaunted, we went to the west side, to grab a quick dinner and view the "lights out" from above Desert Breeze Park. Then a drive on the Strip seeing first hand the excitement generated by the many buildings observing Earth Hour proved very gratifying. The Stratosphere sign and tower unlit, the big Sahara and Riviera signs out, and the Mirage lit only by streetlights were definitely sights to see.

The Fremont Street Experience canopy went dark as did the "Welcome to Fabulous Las Vegas," sign, which sparked back to life as we passed by. City of Las Vegas continues its role as an international leader in combating climate change through its observance of Earth Hour. *GW*

Boxes, Files and Plans Oh My!

In January of this year Planning & Development closed its dead storage site. The results of this closure were a cost savings of \$2,400 per year and two cubicles stacked high with old boxes. In late 2010 the DSC will be relocating to Rancho and US 95. So what to do with all those boxes, files and plans? They all could be moved to the new location and stacked in a room somewhere until needed or is there a 21st Century solution.

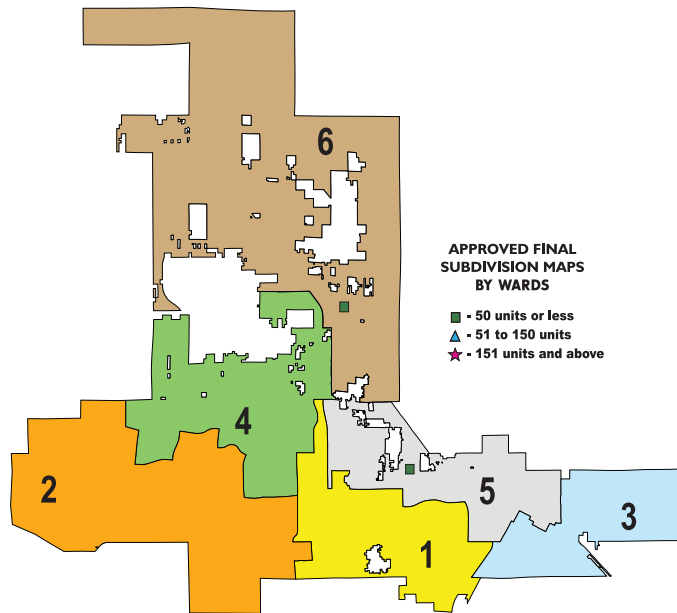
The city of Las Vegas has formed the Enterprise Records Management team. Each department will appoint a team to administrate and manage the department's records. The team in Planning is Doug Rankin, records management administrator, Carole Glass, lead records delegate, Angie Horn and Diana Walthers. The team has begun to prep all documents re-

quired to be retained and readying them for scanning. Once scanned those documents will be accessible to staff either by Hansen or SIRE/EB. In the future these will also be accessible and available to the public by the city Web site.

Prepare for electronic plans submission in the near future. *GW*



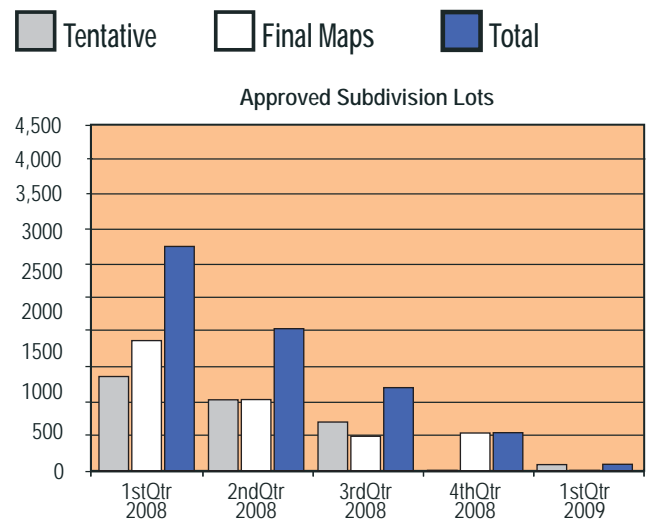
Boxes of documents waiting scanning.



Leading Economic Indicators For Clark County

"The Southern Nevada Index of Leading Indicators continues to decline, suggesting continued recession for the last half for 2009. The index offers a short-term forecast for six months. Other forecasts which extend for a longer period, however, offer little encouragement that we will see any improvement in 2009. If the recession continues throughout 2009, we will see the longest recession in southern Nevada since the 1930s."

Source: UNLV Center for Business and Economic Research, March 2009



| Approved Subdivision Lots | | | |
|---------------------------|----------------|------------|-------|
| | Tentative Maps | Final Maps | Total |
| 1st Qtr-2008 | 1,177 | 1,626 | 2,803 |
| 2nd Qtr-2008 | 886 | 889 | 1,775 |
| 3rd Qtr-2008 | 608 | 430 | 1,038 |
| 4th Qtr-2008 | 4 | 471 | 475 |
| 1st Qtr-2009 | 76 | 4 | 80 |
| % Chg Last Qtr | 1800.0 | -99.2 | -83.2 |
| % Chg Last Year | -93.5 | -99.8 | -97.1 |

| Leading Economic Indicators | | | | | | |
|--|--------|------------------------------|------------------|------------------------|-----------------|-------------------------|
| CLARK COUNTY SERIES | DATE | UNITS | LATEST PERIOD | CHANGE PREVIOUS PERIOD | CHANGE YEAR AGO | CONTRIBUTION TO INDEX * |
| RESIDENTIAL BUILDING | | | | | | |
| Units Permitted | Jan-09 | #Units Permitted | 203 | -56.62% | -56.90% | -0.093% |
| Permit Valuation | Jan-09 | Dollars | \$ 24,612,123 | -32.90% | -65.27% | -0.127% |
| COMMERCIAL BUILDING | | | | | | |
| Permits | Jan-09 | #Units Permitted | 15 | -34.78% | -72.73% | -0.141% |
| Permit Valuation | Jan-09 | Dollars | \$ 98,459,867 | 512.80% | 40.19% | -0.014% |
| TAXABLE SALES | Jan-09 | Dollars | \$ 2,317,513,594 | -20.20% | -13.19% | -0.119% |
| McCARRAN AIRPORT | Jan-09 | Passengers Enplaned/Deplaned | 3,016,067 | -4.68% | -15.68% | -0.078% |
| GALLONS OF GASOLINE | Jan-09 | Thousands of Gallons | 62,980,911 | -1.00% | -1.04% | 0.029% |
| GROSS GAMING REVENUE | Jan-09 | Dollars | \$ 777,531,295 | 0.75% | -16.27% | -0.102% |
| CONVENTIONS HELD | | | | | | |
| Visitor Volume | Jan-09 | People | 2,765,916 | 0.96% | -11.87% | -0.091% |
| Attendance | Jan-09 | People | 538,415 | 335.65% | -20.59% | -0.008% |
| OVERALL CHANGE IN LEADING INDICATOR ** | Mar-09 | | 126.69 | -0.51% | -4.09% | -0.51% |

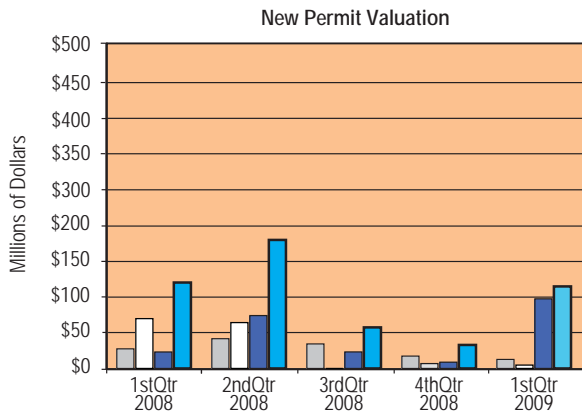
* The contribution to the index is a net-weighted average of each series after adjustment for seasonal variation.

** The index is a six-month forecast (July 1, 2009) from the month of the data (January 1, 2009) and four months from the month of the series (March 1, 2009).

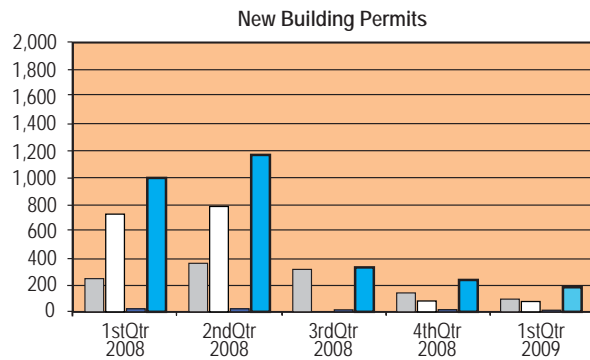
Source: UNLV Center for Business and Economic Research



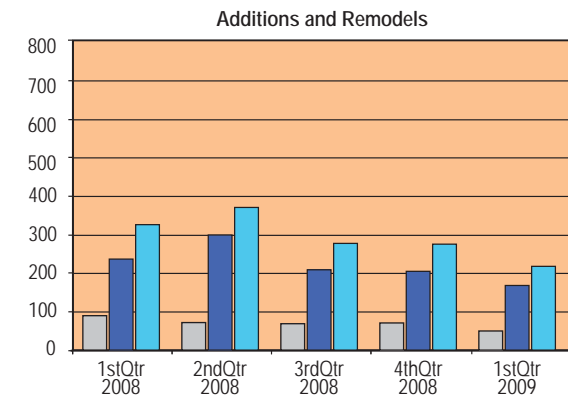
Single Family Multi-Family Commercial Total



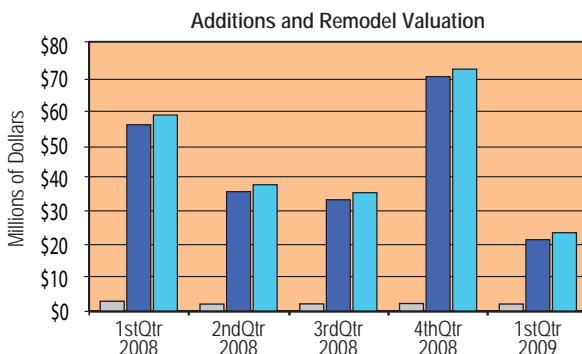
| New Permit Valuation | | | | |
|----------------------|---------------|---------------|---------------|---------------|
| | Single Family | Multi-Family | Commercial | Total |
| 1st Qtr-2008 | \$ 27,554,305 | \$ 70,005,634 | \$ 23,145,334 | \$120,705,273 |
| 2nd Qtr-2008 | \$ 41,809,724 | \$ 64,442,112 | \$ 74,293,054 | \$180,544,890 |
| 3rd Qtr-2008 | \$ 34,463,322 | \$ - | \$ 23,224,450 | \$ 57,687,772 |
| 4th Qtr-2008 | \$ 17,369,185 | \$ 6,854,290 | \$ 8,807,278 | \$ 33,030,753 |
| 1st Qtr-2009 | \$ 12,689,423 | \$ 4,723,363 | \$ 97,820,440 | \$115,233,226 |
| % Chg Last Qtr | -26.9 | -31.1 | 1010.7 | 248.9 |
| % Chg Last Year | -53.9 | -93.3 | 322.6 | -4.5 |



| New Building Permits | | | | |
|----------------------|---------------|--------------|------------|-------|
| | Single Family | Multi-Family | Commercial | Total |
| 1st Qtr-2008 | 251 | 739 | 23 | 1,013 |
| 2nd Qtr-2008 | 367 | 797 | 23 | 1,187 |
| 3rd Qtr-2008 | 321 | - | 15 | 336 |
| 4th Qtr-2008 | 143 | 82 | 16 | 241 |
| 1st Qtr-2009 | 96 | 78 | 12 | 186 |
| % Chg Last Qtr | -32.9 | -4.9 | -25.0 | -22.8 |
| % Chg Last Year | -61.8 | -89.4 | -47.8 | -81.6 |



| Additions and Remodels | | | |
|------------------------|---------------|------------|-------|
| | Single Family | Commercial | Total |
| 1st Qtr-2008 | 90 | 238 | 328 |
| 2nd Qtr-2008 | 72 | 301 | 373 |
| 3rd Qtr-2008 | 69 | 210 | 279 |
| 4th Qtr-2008 | 71 | 206 | 277 |
| 1st Qtr-2009 | 50 | 169 | 219 |
| % Chg Last Qtr | -29.6 | -18.0 | -20.9 |
| % Chg Last Year | -44.4 | -29.0 | -33.2 |



| Additions and Remodel Valuation | | | |
|---------------------------------|---------------|---------------|---------------|
| | Single Family | Commercial | Total |
| 1st Qtr-2008 | \$ 2,914,131 | \$ 55,869,521 | \$ 58,783,652 |
| 2nd Qtr-2008 | \$ 2,065,200 | \$ 35,808,469 | \$ 37,873,669 |
| 3rd Qtr-2008 | \$ 2,128,605 | \$ 33,357,509 | \$ 35,486,114 |
| 4th Qtr-2008 | \$ 2,235,143 | \$ 70,316,940 | \$ 72,552,083 |
| 1st Qtr-2009 | \$ 2,083,187 | \$ 21,406,131 | \$ 23,489,318 |
| % Chg Last Qtr | -6.8 | -69.6 | -67.6 |
| % Chg Last Year | -28.5 | -61.7 | -60.0 |

Source: city of Las Vegas (including subdivision information)



Ron James

State Historic Preservation Officer and Historian, Nevada Department of Cultural Affairs

Ron James has served as the administrator of the Nevada State Historic Preservation Office (SHPO) in Carson City for 26 years. The agency works to educate the public about the importance of our cultural heritage so that Nevada's historic and archaeological properties are preserved, interpreted, and reused for their economic, educational, and intrinsic values and for future generations to appreciate.

James is an historian, and has degrees in History, Anthropology, and Folklore. He's authored eight books on Nevada History, including *Temples of Justice: County Courthouses of Nevada*, and, *The Roar and the Silence: A History of Virginia City and the Comstock Lode*. Much of James' research has also been about the history of immigrants in Nevada. He has always been interested by the fact that for much of Nevada's history, the state had more foreign-born per capita than any state in the nation.

In 1991, James organized the Commission for Cultural Affairs, a grant program that assists in the preservation of historic buildings as cultural centers. The \$3 million annual grant fund comes from the sale of state bonds. The fund has saved more than 90 buildings to date, all of which serve roughly 1 million visitors annually. In Las Vegas, the La Concha at the Neon Museum, U.S. Post Office and Courthouse and Westside School have all taken advantage of this generous fund.

James was born and raised in Reno, Nevada, but has enjoyed visited Las Vegas his entire life, and is a vocal supporter of historic preservation efforts in southern



Ron James, State Historic Preservation Officer and Historian, Nevada Department of Cultural Affairs

Nevada. "Serving southern Nevada is particularly important for me because it is too easy for people who do not live there to be blind to issues in that region. I have found time working with southern Nevadans to be some of the most rewarding I have spent in my 26-year career," said James. "The people and the resources are simply fantastic, and good things are happening in the southern end of the state that should be considered throughout the West."

Upon retirement, Ron James looks forward to volunteering, but at the moment, his current position requires all his community involvement to be in the context of his position. He also looks forward to spending more time with his wife Susan, and son, who is currently in the military and due to be deployed to Iraq in July 2009. ^{GW}

RESOURCES

Planning & Development Department:
www.lasvegasnevada.gov/Planning

Development Services Center:
www.lasvegasnevada.gov/DSC

Historic Preservation
www.lasvegasnevada.gov/HPC

Maps:
www.lasvegasnevada.gov/maps

Sustaining Las Vegas:
www.lasvegasnevada.gov/sustaininglasvegas

Las Vegas GROWTH WATCH

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Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6
Councilman Ricki Y. Barlow, Ward 5
David W. Steinman, Ward 4 (Interim)

City Manager

Elizabeth N. Fretwell

Deputy City Managers

Orlando Sanchez
Mark Vincent (Interim)

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